

Appendix E

A COARSE FILTER PROCESS TO CLASSIFY LAND

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WHEN TO APPLY THIS PROCESS

Cursory Review Of Parcel. Most parcels can be categorically disregarded. Critical elements of property rights are fundamental in making the decision to evaluate a parcel. This knowledge is acquired through familiarity of the land and reclassification procedure.

Timber Sale Projects. This process will be a tool for land managers when determining what type of timber harvest activities are appropriate on lands that are prime/focused or transitional or undetermined for alternative uses.

Grazing or Agricultural Leases. Evaluate selected leases/licenses at the time of renewal. This process will help assist the field in making a recommendation to renew leases on lands that are prime/focused or transitional or undetermined for alternative uses.

Lands Within Special Improvement Districts. State land may fall within improvement districts. The City and or County may access an annual fee to satisfy paving, sewer or water bonds.

Land Exchange - Rate - Both Parties' Land.

Lease or Land Use License Request. Evaluate the state land an applicant includes within a lease or land use license application. This process will provide you information to accept and proceed or deny the application.

Development of a Short and Long Range Plan. Parcels evaluated will provide you with information necessary to develop goals and objectives for your land office.

Granting Easements. Using this process will provide direction regarding where easements should be located within state land.

The Area Manager will designate who is responsible for using this management tool. The Special Uses Bureau will provide support.

The classification process will not provide you with a "cookbook" approach to development and land management. It will provide you the necessary information to initiate development projects; set short- and long-term goals and objectives; and request funding and FTE.

INSTRUCTIONS FOR CLASSIFICATION

Step 1: Select state land to classify.

Step 2: Evaluate selected state land under the following scoring methodology.

1. Explanation of how to score and evaluate:
 - a) Multiply the rate times the weight for each category under legally permissible and physically possible.
 - b) The lower the score, the greater the potential the property has for development
 - c) The category and respective weight may not contribute to the overall score, but may be a key factor in developing or not developing a state section or parcel. For example, a contaminated/hazardous site would score a rating of 4 ($4 \times 18 = 72$), and the rest of the criteria results in a total score indicating a Tier I rating. The contamination may prohibit our development, making this parcel less attractive.
 - d) Utilize the comment section to support your rate factor. This information is helpful for permanent records.
2. With the above information, rate your parcel.
 - a) First rate the parcel under the Legally Permissible criteria. If the total score is less than or equal to 145, the parcel would be considered a prime/focused parcel. Proceed to B. If the score is higher and the factors indicate the parcel is transitional or undetermined property, document why on the form and recommend no action or consider further as a land exchange candidate.
 - b) Rate the parcel under the Physically Possible criteria. Scores less than or equal to 120 on scoring sheet indicate the parcel is considered a prime/focused parcel. If the score is higher and the factors indicate the parcel is transitional or undetermined property, document why on the form and recommend no action or consider further as a land exchange candidate. If the score is greater than 120, but the combined score is less than 265, proceed to Step 3 below. If the score exceeds 265, the parcel is transitional or undetermined property; document why on the form and recommend no action or consider further as a land exchange candidate.

On the following pages are examples of two parcels that were scored and evaluated with the criteria.

- Step 3: Evaluate the parcel under Other Factors to Consider. These factors will result in a positive, negative or no effect rating. Complete the comment section and score how these other factors influence the parcel you are rating. Offset the positives and negatives overall. If the negative factors overpower the previous evaluation, document no further action should be considered. If not, proceed to Step 4 as shown on flow chart.
- Step 4 Evaluate the parcel under Administrative/Internal Factors to Consider. Proceed as described in Step 3 above.
- Step 5: Area/Unit Office will use this information to develop a short- and long-range management plan and forward the recommendation to the appropriate Bureau.
- Step 6: Special Uses Bureau, in association with the Area Office, will schedule the parcel for development.

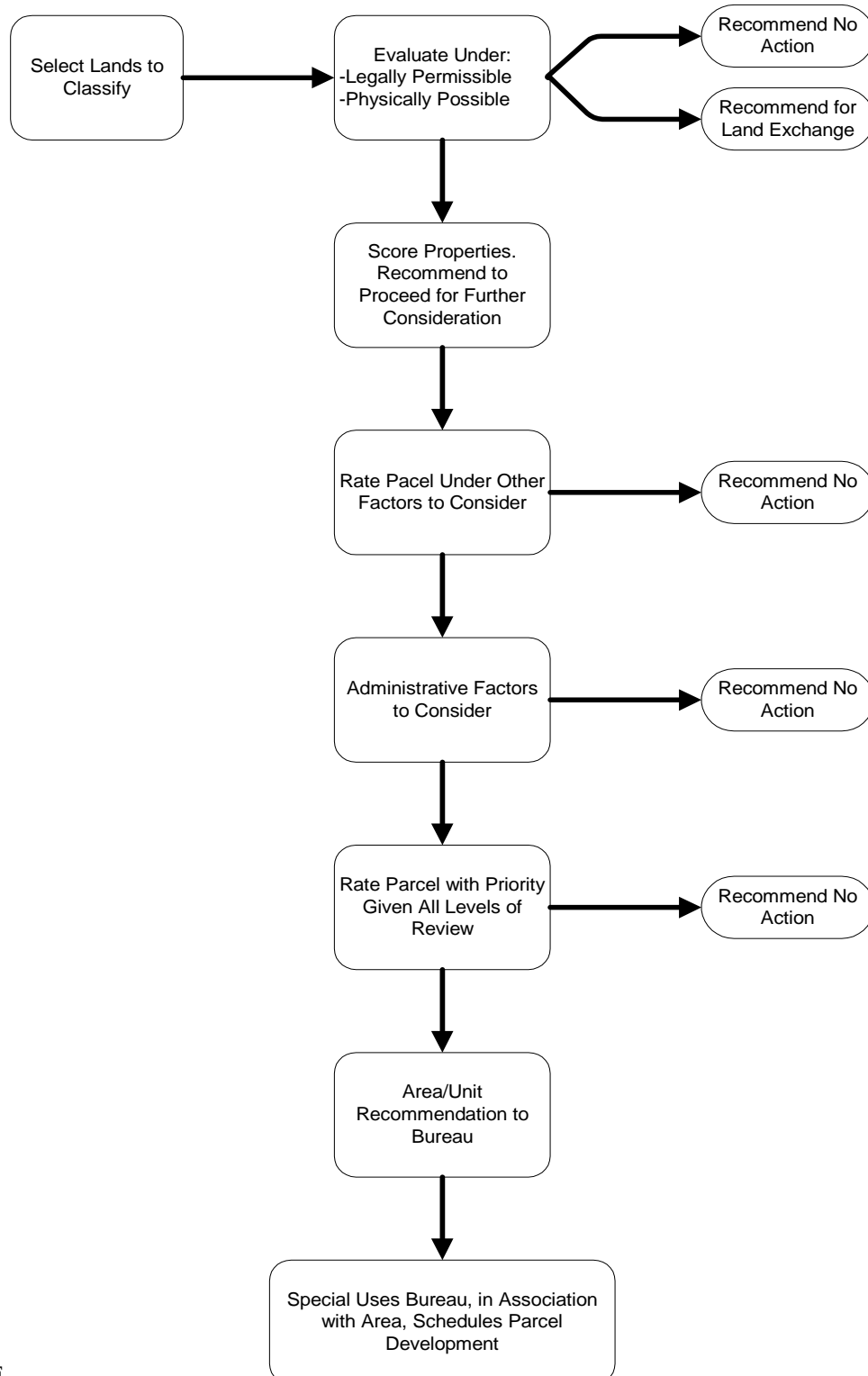
Definitions:

Tier I Prime/Focused Lands: Lands with short-term potential for development according to the classification guidelines.

Tier II Transitional/Undetermined Lands: Lands with long-term or no potential for development according to the classification guidelines.

(Forward Evaluations to Special Uses Bureau)

COARSE FILTER PROCESS FLOW CHART



STATE LAND

Legal _____ Section _____ Township _____ Range _____ Acres

NAME OF PREPARER: _____

DATE: _____

LEGALLY PERMISSIBLE				
CATEGORY	COMMENTS	RATING 1-4	WEIGHT	SCORE
Water Rights			14	
Access			11	
Environmental Laws/Regulations			7	
Zoning			7	
Leases			5	
Mineral Ownership			5	
Easement ROW			2	
TOTAL LEGALLY PERMISSIBLE				

Recommendations:

**LEGALLY PERMISSIBLE
Water Rights
(Optional Category--Dependent on Use)**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
14	Water Rights	1-2	Subsurface water rights.
		3-4	Water rights exist for development permitted for aquifer.

Information available from Hydrologist/Water Rights Specialist, TLMD.
Well logs may be available for surrounding users.

**LEGALLY PERMISSIBLE
Access**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
11	Access	1	Legal access for all purposes to property for development.
		2	No access within 1-5 miles. Cooperator & access is easily obtainable.
		3	No access.

Check county records, section record cards.

**LEGALLY PERMISSIBLE
Environmental Laws/Regulations**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
7	Prime/Focused Lands	1-2	None impacting the property.
7	Transitional/Undetermined Lands	3-4	Environmental laws/regulations impact the property; i.e., threatened & endangered or sensitive species.

Need input from experts relative to the ability to map the impact of environmental laws and regulations.
MEPA analysis is considered under administrative factors that will impact the project.

**LEGALLY PERMISSIBLE
Zoning**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
7	Zoning	1	Urban/rural use designated if appropriate for subject.
		2	Zoning undetermined. Not zoned, but planning office views favorable zoning.
		3	Development is not compatible with zoning, land use plans.

Contact county planning offices.
Will determine which zoning designations are desirable for mixed use development.

**LEGALLY PERMISSIBLE
Leases**

Surface lease exists that would impact development.

<u>Weight</u>		<u>Rating</u> <u>(1-4)</u>	<u>Factor</u>
5	Leases	1-2	No lease 1; lease not precluding alternative use 2.
		3-4	Leases may preclude alternative use.

Check STLMS.
How long till lease expires?

**LEGALLY PERMISSIBLE
Mineral Ownership**

<u>Weight</u>		<u>Rating</u> <u>(1-4)</u>	<u>Factor</u>
5	Mineral Ownership	1	State surface/State subsurface/no mineral leases.
		2	State surface/State subsurface/State mineral leases & mineral potential.
		3	State surface/private or Federal sub./No Fed. claims known.
		4	State surface/private or Federal sub./Fed. claims known & mineral potential.

Check STLMS & Minerals Bureau

**LEGALLY PERMISSIBLE
Encumbrances**

<u>Weight</u>		<u>Rating</u> <u>(1-4)</u>	<u>Factor</u>
2	Encumbrances	1	No easements issued within property.
		2-4	Easements issued within State property that may impact management.

Check with Lisa Axline and STLMS for information.

**TRANSITIONAL/UNDETERMINED LANDS
LEGALLY PERMISSIBLE**

<u>Weight</u>	<u>Criteria</u>	<u>Rating (1-4)</u>	<u>Factor</u>
14	Water Rights	3-4	Water rights do not exist.
11	Access	2-4	No access within 1-5 miles.
7	Environmental Laws/Regulations	3-4	None impacting the property.
7	Zoning	3-4	Rural use designated; zoning undetermined.
5	Leases	3-4	Leases may preclude alternative use (03 < or = 10 years).
5	Mineral Ownership	3-4	State surface/Federal sub./No Fed. claims known.
2	Easements/ROW	3-4	Easements/ROW limit development.

100

TOTAL SCORE: 237

*Scores less than 145 or equal to 145 are in Tier I.
Scores greater than 145 and less than or equal to 240 are in Tier II.

**PRIME/FOCUSED LANDS
LEGALLY PERMISSIBLE**

<u>Weight</u>	<u>Criteria</u>	<u>Rating (1-4)</u>	<u>Factor</u>
14	Water Rights	1	Water rights exist.
11	Access	1	Legal access to property.
7	Environmental Laws/Regulations	1	None impacting the property.
7	Zoning	1	Urban use designated.
5	Leases	1	No leases.
5	Mineral Ownership	1	State surface/State subsurface/no mineral leases.
2	Easements/ROW	1-2	No easement/ROW barriers exist. No limitations exist.
7	Threatened & Endangered Species	1-2	Bald eagle - grizzly bear.

100

TOTAL SCORE: 237

*Scores less than or equal to 145 are in Tier I.

**PHYSICALLY POSSIBLE
Infrastructure**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
6	Roads	1	Paved or county gravel road--maintained.
		2	Private primary road.
		3	Secondary road.
		4	Spur or no road.
6	Sewer	1	Sewer developable.
		2	Septic developable--more than 5 units or 1 commercial.
		3	Less than 5 units or 1 commercial.
		4	Develop treatment plant; sewer 2-3 miles away.
6	Power	1	Power to site.
		1	Area typically developable without power.
	Note: Contact power company to determine rating if appropriate.	2	Power within 1 mile for commercial.
		3	Power within 1 mile for commercial.
		4	Power further than 1 mile.

**PHYSICALLY POSSIBLE
Contaminated/Hazardous Sites/Landfill**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
9	Contamination	0	No contamination.
		1-2	Contamination affects site from surrounding land use, depending on degree of effect.
		4	Contamination on site.

**PHYSICALLY POSSIBLE
Water Availability**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
18	Water Availability	1	Hook into city system or
		1	0-300 ft. well depth. Gallons per minute (GPM) req. necessary for type of development anticipated.
		2	Greater than 300, less than 1,000 ft. well depth. Marginal GPM.
		3	Greater than 1,000 ft. well depth. Good GPM.
		4	Greater than 1,000 ft. well depth.

Distance to account for the progression of urban growth.

**PHYSICALLY POSSIBLE
Geologic Features (Detriments)**

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
13	Geologic Features (Detriments)	1	Soil stable for the majority of the parcel.
		1	Not prone to slumping.
		2	Minor subsidence for the developable portion of the parcel.
		3-4	Slumps, high clay and some high water table for the majority of the parcel.

Soils maps available (NRCS).

**PHYSICALLY POSSIBLE
Lease Improvements**

Improvements would be impacted if parcel was developed or eliminated if developed.

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
11	Lease Improvements	1-2	No improvements - minimal improvements.
		3-4	Improvements exist - extensive, high cost improvements..

Check lease records.

**PHYSICALLY POSSIBLE
Floodplains
(0 pts. if not in floodplain)**

Majority of developable parcel.

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
11	Floodplains	1-2	Drainage plan exists.
		3-4	Floodplain and no drainage plan.

Check 50-100 year floodplain maps available from county.

**PHYSICALLY POSSIBLE
Topography**

Identify majority of parcel that is developable.

<u>Weight</u>		<u>Rating (1-4)</u>	<u>Factor</u>
11	Topography	1-2	All land has < 10%-25% slope line.
		3-4	Land = or > 25% slope line.

**TRANSITIONAL/UNDETERMINED LANDS
PHYSICALLY POSSIBLE**

<u>Weight</u>	<u>Criteria</u>	<u>Rating (1-4)</u>	<u>Factor</u>
9	Infrastructure	3-4	Sewer
9	Infrastructure	3-4	Power
18	Contaminated/Hazardous Sites	2-4	0-1.0 mile away from contamination.
18	Water Availability	3-4	2.1-5.0 miles away from water service area.
13	Geologic Features (Detriments)	1-2	No subsidence.
11	Improvements	2	Improvements exist.
11	Floodplains	2	Floodplain and no drainage plan.
11	Topography	3	Land = or > 25% slope line.

100

TOTAL SCORE: 234

*Scores greater than 120 are in Tier II.

**MIXED USE DEVELOPMENT
PRIME/FOCUSED LANDS
PHYSICALLY POSSIBLE**

<u>Weight</u>	<u>Criteria</u>	<u>Rating (1-4)</u>	<u>Factor</u>
18	Infrastructure	1-2	Water and sewer developable.
18	Contaminated/Hazardous Sites	1	No contamination.
18	Water Availability	1-2	Within water service area (CNN s). Developable well.
13	Geologic Features (Detriments)	1	No subsidence.
11	Improvements	1	No improvements.
11	Floodplains	1	Drainage plan exists.
11	Topography	1-2	All land has < 10%-25% slope line.
	Power, phone?		

100

TOTAL SCORE: 100

*Scores less than or equal to 120 are in Tier I;
scores greater than 120 are in Tier II.

STATE LAND

Legal _____

NAME OF PREPARER: _____ DATE: _____

Section _____ Township _____ Range _____ Acres

PHYSICALLY POSSIBLE				
CATEGORY	COMMENTS	RATING 1-4	WEIGHT	SCORE
Roads			6	
Sewer			6	
Power			6	
Contamination			9	
Water Availability			18	
Geologic Features/Detriments			13	
Improvements			11	
Flood Plains			11	
Topography			11	
TOTALLY PHYSICALLY POSSIBLE				
TOTAL LEGALLY PERMISSIBLE AND PHYSICALLY POSSIBLE				

Recommendations:

OTHER FACTORS TO CONSIDER

Rate as: + Positive
 - Negative
 0 No Impact

FACTORS	COMMENT	RATING
Distance to Urban Center		
Distance to National Parks, Wilderness and National Forests, BLM Land & BOR Land		
Other Amenities Such As Views, Creeks, Rivers, Lake		
Surrounding Land Uses		
Potential to Develop Conservation Leases for Development, Timber Wildlife and Esthetics		
Development Potential & Flexibility		
Existing RID s or SID s		
Potential RID s or SID s		
Unauthorized Uses on Parcel		
Supply and Demand for Development		

ADMINISTRATIVE FACTORS TO CONSIDER

Rate as: + Positive
- Negative
0 No Impact

FACTORS	COMMENT	RATING
Current Income		
Future Income Potential		
Management or Administration		
MEPA Review		
Political Considerations		

(Funding of the project will be considered in association with the Bureau and Area)

Overall Rating:

Recommendations: